

EXHIBIT C

Fortress Holdings LLC
25-10977-VFP
Chapter 11 Liquidation Analysis

Appraised Value of Building AS is (1)	24,000,000
Broker Fees & Closing Cost(10%)	(2,400,000)
Proceeds from Sale of Building	<u>21,600,000</u>
 Less:	
Bogota Debt	15,888,917
SBA Claim	128,423
Other Secured Lenders	<u>725,811</u>
Total Secured Debt	<u>16,743,150</u>
 Chapter 7 Fees	971,000
Chapter 11 Admin Fees	175,000
DIP Financing with Interest	840,000
Real Estate Taxes	<u>28,602</u>
	<u>2,014,602</u>
 Amount Available for Unsecured Creditors	<u>2,842,248</u>

(1) April 6, 2023 Apraisal by Cushman & Wakefield